



St. Thomas Road, BIRMINGHAM

burchell
edwards



Property Description

A three bedroom mid terraced home with an active HMO licence that is a perfect buy to let business opportunity for an experienced investor. Offering four rooms and a separate lounge, modern kitchen and bathrooms, private rear garden and achieving circa £1950 pcm! Book your viewing with Burchell Edwards today!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

Shower Room

W.C, wash hand basin and shower cubicle.

Lounge

11' 3" plus bay x 8' 2" (3.43m plus bay x 2.49m)
Double glazed bay window to front elevation and central heating radiator.

Dining Room

11' 3" x 12' 11" (3.43m x 3.94m)
Double glazed window to rear elevation, central heating radiator, laminate flooring, stairs to first floor accommodation and open feature fireplace.

Kitchen

5' 9" x 12' 10" (1.75m x 3.91m)
A range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker, washing machine, extractor and central heating boiler.

Landing

Loft access and central heating radiator.

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

13' 2" x 8' 3" max (4.01m x 2.51m max)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

5' 10" x 12' 11" (1.78m x 3.94m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over and tiling to walls.

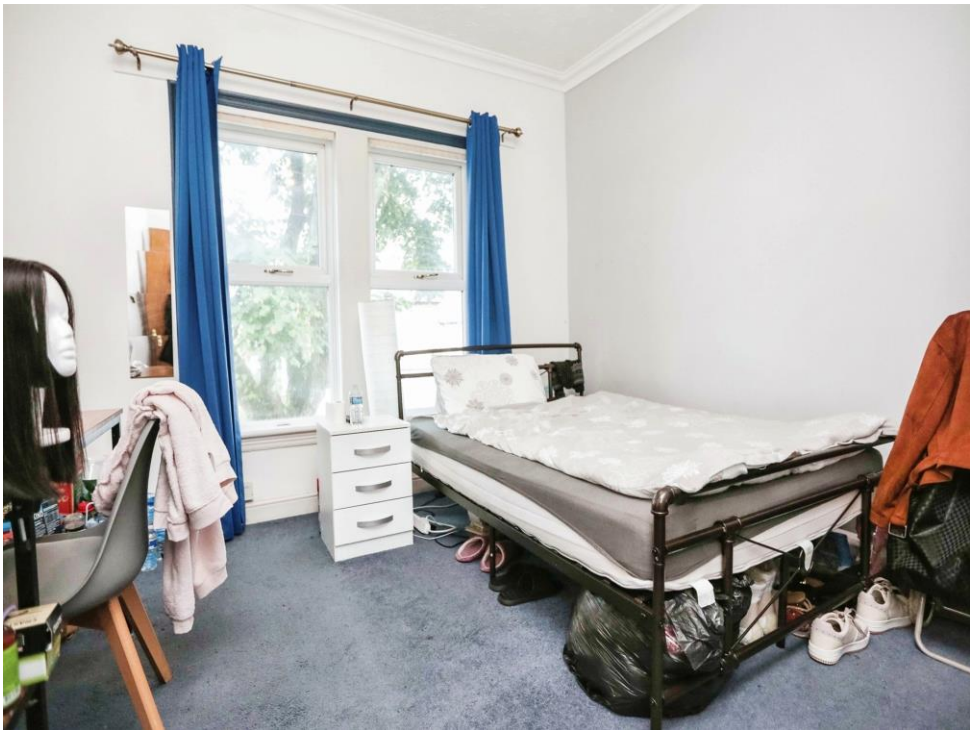
Approach

Small frontage.

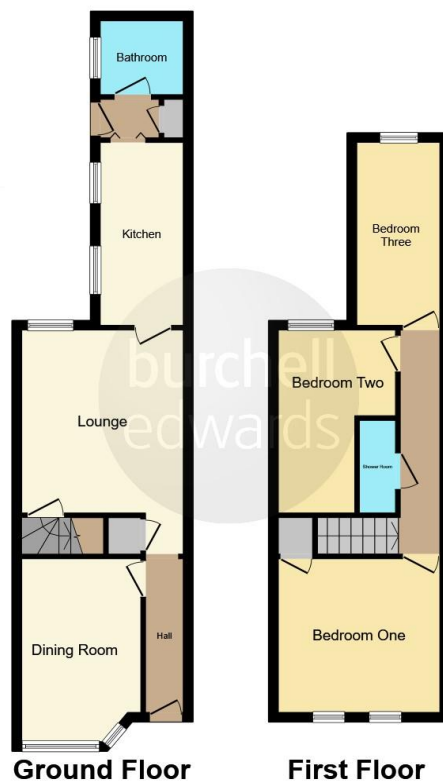
Rear Garden

Mainly laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206486



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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